

When recorded, return to:
Langdon T. Owen
Cohne Kinghorn, P.C.
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111
Tax Parcel: 15-07-400-016-0000

13877103 B: 11298 P: 5974 Total Pages: 2
01/26/2022 12:13 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COHNE KINGHORN, P.C.
111 E BROADWAY, 11TH FLOOR SALT LAKE CITY, UT 84111

Special Warranty Deed

David W. Bernolfo (of 163 So. Main Street, Salt Lake City, Utah) as grantor, sells and conveys to David W. Bernolfo Memorial Foundation, Inc. (a Utah not-for-profit corporation) as grantee, whose address is 163 So. Main Street, Salt Lake City, Utah, the following described property located near California Avenue and Bangerter Highway, in Salt Lake County, state of Utah, together with all appurtenances and more particularly described in Exhibit A attached and incorporated by this reference.

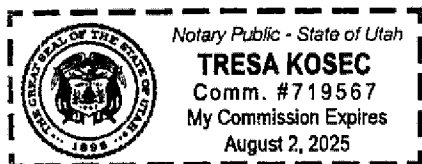
Title to such property is warranted only against encumbrances arising by, through or under such grantor, except that there are no warranties whatsoever as to any appurtenant mineral or water rights, which non-warranted items are only quit-claimed to the grantee. No other matter is warranted. Any agricultural roll-back taxes shall be paid by grantee exclusively. This deed is intended to pass after acquired title.

Dated the 21 day of January, 2022.

David W. Bernolfo
David W. Bernolfo

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On the 26 day of January, 2022, personally appeared before me David W. Bernolfo, as the signer of the foregoing instrument, who acknowledged to me that he executed it in such capacity.



Shirley
Notary Public
Residing at: North Salt Lake, UT.

EXHIBIT "A"

**Property Description
(South CA Avenue Property)**

A parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the westerly right-of-way line of the Bangerter Highway, said point being North 89°57'57" West 1,034.80 feet along the south line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian to said westerly line and along said westerly line North 00°27'03" East 143.20 feet to a point 143.20 feet perpendicularly distant northerly of said south line from the Southeast Corner of said Section 7, and thence parallel to said south line North 89°57'57" West 1,470.26 feet to the easterly right-of-way line of 4400 West Street; thence along said easterly line the following seven courses: 1) North 00°12'49" West 187.56 feet to a point of tangency of a 633.00 foot radius curve to the left, 2) Northerly 26.93 feet along said curve through a central angle of 02°26'14" and a long chord of North 01°25'56" West 26.92 feet, 3) North 44°09'51" East 32.83 feet, 4) North 07°29'50" West 66.00 feet, 5) North 55°36'50" West 30.96 feet, 6) North 12°00'47" West 93.15 feet and 7) North 20°39'33" West 146.55 feet to the southerly right-of-way line of California Avenue; thence along said southerly line the following five courses: 1) North 62°42'28" East 4.51 feet, 2) North 32°57'12" East 23.61 feet, 3) North 69°20'15" East 533.21 feet to a point of tangency of a 1,845.00 foot radius curve to the right, 4) Easterly 676.77 feet along said curve through a central angle of 21°01'01" and a long chord of North 79°50'45" East 672.99 feet and 5) South 89°38'44" East 488.24 feet to said westerly right-of-way line of the Bangerter Highway and a point on the arc of a 3,929.72 foot radius non-tangent curve to the left, of which the radius point bears South 75°00'43" East; thence along said westerly line the following two courses: 1) Southerly 597.77 feet along said curve through a central angle of 08°42'56" and a long chord of South 10°37'49" West 597.19 feet; and South 00°27'03" West 288.77 feet to the POINT OF BEGINNING. Said parcel contains 1,219,711 square feet or 28.00 acres, more or less.

Tax ID # 15-07-400-016